

CITY OF RENO

Planning Commission

September 5, 2012

Staff Report

Agenda #

V1-2

Ward #

1

CASE No.: LDC13-00001 (Verdi Fire Station)

APPLICANT: Washoe County Public Works

APN NUMBER: 038-800-11

REQUEST: This is a request for a zoning map amendment from MF14 (Multifamily - 14 units per acre) to PF (Public Facility).

LOCATION: The ±5.02 acre site is located ±50 feet north of the intersection of West 4th Street and Interstate 80 at 10201 West 4th Street. The site's Master Plan land use designations are Special Planning Area - McQueen Neighborhood Plan – Mixed Residential (14 du/acre – 21 du/acre).

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

BACKGROUND: Washoe County Public Works is requesting a zone change from MF14 (Multifamily - 14 units per acre) to PF (Public Facility) in order to facilitate the conversion of an existing house into a fire station that would provide fire coverage for unincorporated Washoe County communities. The subject site is currently used as a single family home and is located within Reno's City limits (**Exhibit A**). While the applicant is requesting this zone change to enable operation of the "government facility" land use in the PF zone; this report only evaluates the appropriateness of the zone change as a whole. Site design issues will be evaluated at time of applicable permit for all future uses allowed within the zoning district.

ANALYSIS: Assigning the PF zoning designation to the parcel will facilitate public facility uses. A change from MF14 to PF zoning will have little to no difference in the impact of appropriate sidewalks, pedestrian paths, bicycle and low impact development infrastructure, efficient landscape irrigation standards, solar compatible building scale, and energy efficiency and promotion policies that would impact air and water quality and facilitate accessory alternative energy production (findings a, c, d, h, k and n) as related City standards will be applicable to development in both the MF14 and PF zones.

The subject property fronts a minor arterial and is adjacent to the freeway. Changing the zoning to PF will have no direct impact regarding the protection of open space, scenic

resources or development suitability (findings b, f and i). The PF designation is designed to accommodate land uses such as parks, schools, public buildings, etc. and will facilitate demand for public land uses generated by surrounding residential and commercial zoning designations (findings g, l and m).

General provision of infrastructure, including transportation and public facilities for development has been accounted for in the Public Services, Facilities and Infrastructure Plan. Appendix A of this document (The City of Reno TMSA/FSA Water, Wastewater and Flood Management Facility Plan) provides conceptual level analysis for associated infrastructure improvements necessary to meet the existing and forecasted demand for areas in Reno's Sphere of Influence. This parcel is within the City limits and currently receives City Police or Fire protection. The proposed zone change on ±5 acres will not substantially change or impact the requirements for service and infrastructure provision nor affect the financial impact to the City of Reno in a manner substantially different than the existing MF14 zoning designation (findings h and j), other than to provide zoning that is compatible with enhanced government service provision.

Land Use Compatibility: Land uses surrounding the subject parcel include the vacant land with the Washoe County General Rural zoning designation to the north and west; vacant land within the City of Reno's limits zoned MF14 to the east; and Union Pacific Railroad infrastructure to the south. Public Facility zoning is allowable within the Public McQueen Neighborhood Plan – Mixed Residential (14 du/acre – 21 du/acre) sublanduse designation and is consistent with the existing land uses to the north and east. Table 1 below illustrates the range of compatible zoning designations in the existing McQueen Neighborhood Plan sub-land use designation.

Table 1: Master Plan/Zoning Conformity

Citywide Land Use Plan Designations	McQueen Neighborhood Plan Land Use Designations	Conforming Zoning Districts – McQueen Neighborhood Plan
Single Family Residential (1 acre/du - 3 du/acre)	Single Family Residential - 1 du/acre - 3 du/acre	LLR2.5 (Large Lot Residential-2.5 acre), LLR1 (Large Lot Residential-1 acre), LLR.5 (Large Lot Residential-.5 acre), SF15 (Single Family Residential-15,000 square feet), and PF (Public Facility)
Mixed Residential (3-21 du/acre and some commercial uses)	Mixed Residential – 3 du/acre - 11 du/acre	SF15 (Single Family Residential-15,000), SF9 (Single Family Residential-9,000 square feet), SF6 (Single Family Residential- 6,000 square feet), SF4 (Single Family Residential- 4,000 square feet), and PF (Public Facility)
	Mixed Residential – 14 du/acre -21 du/acre	MF14 (Multifamily – 14 dwelling units/acre) MF21 Multifamily – 21 dwelling units/acre), PO (Professional Office), NC (Neighborhood Commercial), and PF (Public Facility)

Public Safety: The Reno Police Department reviewed the development application and provided a “calls for service” report for the area as a whole (**Exhibit B**). The Reno Fire Department provided no comments on the proposed zone change.

Master Plan: As proposed and with recommended conditions, the proposed zoning is a compatible designation for the subland use designation specified in the McQueen Neighborhood Plan as listed in Table 1 (above).

Neighborhood Advisory Board: This project was forwarded to the Southwest Neighborhood Advisory Board for review and no comments were received.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Vacant	Special Planning Area	Washoe County - General Rural
SOUTH	Railroad infrastructure	Special Planning Area – West 4 th Street Transit Oriented Development Corridor	MU (Mixed Use)
EAST	Vacant	Special Planning Area - McQueen Neighborhood Plan – Mixed Residential (14 du/acre – 21 du/acre).	MF14 (Multifamily - 14 units per acre)
WEST	Vacant	Special Planning Area	Washoe County - General Rural

LEGAL REQUIREMENTS:

NRS 278.250(2) Zoning Map Amendment - General

FINDINGS:

Zoning Map Amendment: General zoning map amendment findings. In order to approve any zoning map amendment, the planning commission and city council shall find the following:

- a. Growth and or other development factors in the community support changing the zoning;

- b. The change in zoning represents orderly development of the City and there are, or are planned to be adequate services and infrastructure to support the proposed zoning change and existing uses in the area;
- c. The change in zoning provides for an appropriate use of the property;
- d. The change in zoning is in substantial conformance with the Master Plan and other adopted plans and policies; and
- e. The proposed zoning is sensitive to and/or compatible with the use and development of adjacent properties.

Staff: Nathan Gilbert, AICP, Associate Planner



LDC13-00001 Verdi Fire Station



Subject Site



City Limits

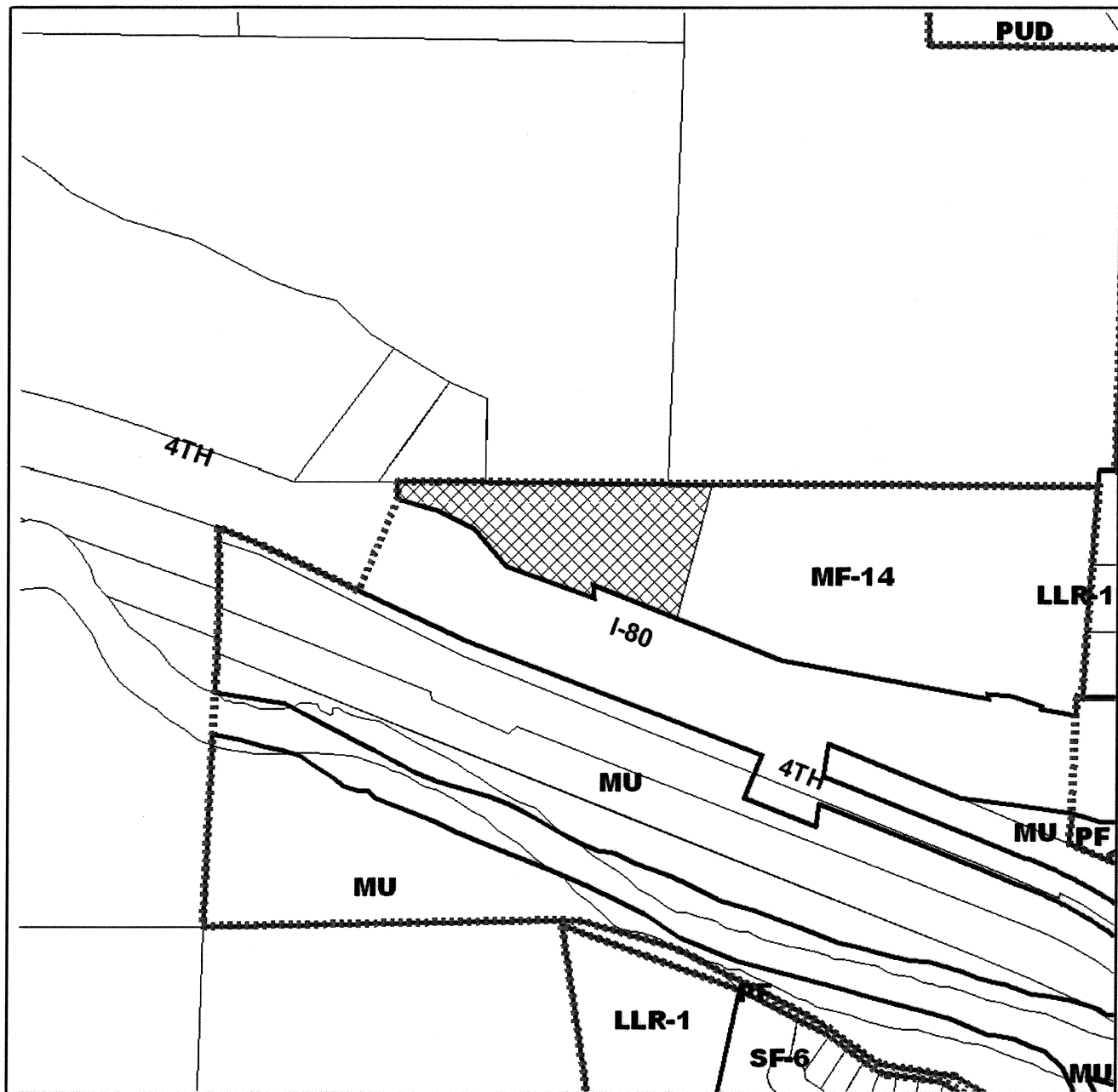


0 65 130 260 390 520 Feet
The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department
Map Produced: July, 2012

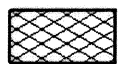


Community Development
Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



LDC13-00001 Verdi Fire Station



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View of the log cabin house and chicken coop facing north.

The parcel has historically been used as a single-family residence. The main house, which will be retrofitted into dorms for the firemen, is a two story log cabin style home. Other buildings on the parcel include an older house built in the 1930's, well house, chicken coop, propane tank, and shed. An overhead power line runs east to west along the northern side of the property. A paved driveway runs approximately 200 feet from West 4th Street towards the center of the parcel. From there, an unpaved driveway extends east and provides a vehicular turnaround route.

RENO POLICE DEPARTMENT
Inter-Office Memorandum

Date: July 22, 2012

To: COMM DEVELOPMENT

From: LT . SHANNON WIECKING

Re: LDC13-00001

The following document is submitted for your consideration. The ideas, contents herein are the opinions of the listed, qualified Crime Prevention through Environmental Design (CPTED) Police Officer, and are based on CPTED Principles and Factors. Implementation of the recommendations in no way guarantees a crime-free project. Recommendations listed are designed to make the applicant aware of certain issues which may arise and present possible solutions.

Territoriality – (Concept of clearly defining ownership over space):

Surveillance – (Concept which focuses on increased visibility):

Management/Maintenance – (Concept which focuses on how Mgmt. runs and maintains a property):

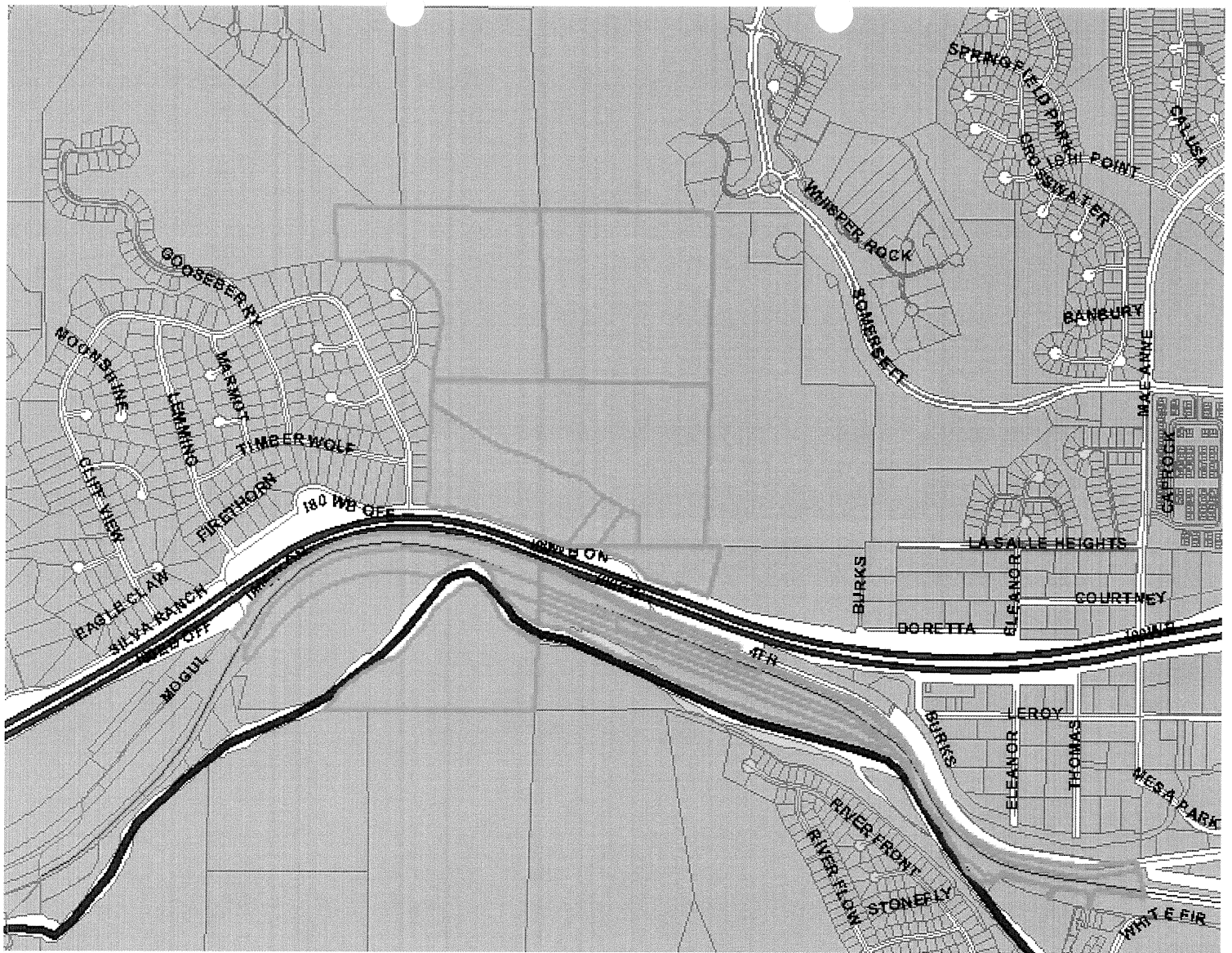
Activity Support – (Concept which focuses on appropriate use of areas and building):

Access Control – (Concept that focuses on entry & exit points):

Other Factors – (Land Use, Movement Predictors, Edge Effects, Activity Generators, Displacement, Etc.):

(Comments):

No issues noted



	Total	09	10	11
Total	542	230	186	126
1DOWNP	1	0	0	1
911B	3	0	1	2
911R	7	5	1	1
ABVEH	3	0	0	3
ACCNI	6	4	1	1
ACCP	15	6	6	3
ALARMP	7	3	1	3
ANIMAL	1	0	0	1
ASSIGN	19	4	5	10
ATL	1	1	0	0
BURGR	2	2	0	0

	Total	09	10	11
BURGV	2	1	1	0
C7	1	0	1	0
CHILD	1	1	0	0
CIVIL	8	5	1	2
DISTR	6	3	2	1
DOP	3	1	0	2
DRAG	1	0	0	1
DRUNK	2	1	1	0
DUI	4	1	3	0
EMSP	25	11	6	8
FAMDST	13	8	2	3
FIGHT	1	1	0	0
FLWUP	7	2	0	5
FRAUD	1	1	0	0
GTA	1	1	0	0
HAIL	1	0	0	1
JUVPRB	2	0	1	1
LARC	2	1	0	1
MISSP	1	1	0	0
OTHER	3	3	0	0
OUTA	2	2	0	0
OUTAG	2	1	0	1
OUTU	11	2	9	0
PARTY	4	3	0	1
PINFO	2	1	1	0
PKGPRB	1	0	0	1
PP	3	1	1	1
PS	1	1	0	0
RECKDR	5	1	2	2
RUN	1	0	0	1
SEX	2	2	0	0
SHOTS	1	0	0	1
SR	7	4	1	2
SS	4	1	2	1
STA	4	0	4	0

	Total	09	10	11
STALLV	10	2	3	5
SUBU	2	0	2	0
SUICP	1	0	1	0
SUSPC	3	3	0	0
SUSPP	1	1	0	0
SUSPV	2	0	1	1
T	248	99	98	51
TEST	1	0	0	1
TRBUNK	4	3	1	0
TRFPRB	14	3	7	4
UNWANT	1	1	0	0
VEHCK	9	2	4	3
WARANT	2	2	0	0
WCAAL	8	6	2	0
WCABR	1	1	0	0
WCBIRD	1	0	1	0
WCCAT	2	2	0	0
WCDA	3	2	1	0
WCDOGC	2	2	0	0
WCFLW	10	1	9	0
WCNOS	1	0	1	0
WCWELF	5	3	2	0
WCWILD	6	6	0	0
WELFCK	5	5	0	0

Police Calls for Selected Area, Jan 2009-Dec, 2011. Includes both dispatched and officer initiated